This Appendix provides development standards and regulations for the majority of the land use districts within the Community of Boronda. This section describes the allowed and permitted uses for the land use district, as well as development standards for each district, requirements for General Development Plans, and summarizes Design Review requirements. Appendix B further provides Design Guidelines in addition to the land use designation uses and standards in this section.

Figure 5-1, Land Use Plan, establishes the boundaries of each land use districts in the Boronda Community Plan:

- Residential (4-7 dwelling units per acre)
- Residential (7-20 dwelling units per acre)
- Neighborhood Commercial
- Heavy Commercial
- Office Commercial
- Mixed-Use
- Planned Commercial
- Open Space
- Parks
- Public/Quasi Public

Development standards and regulations for the following land use districts are found within the Monterey County Zoning Ordinance (Title 21 of the Monterey County Municipal Code), as described below:

- **Planned Commercial:** The Planned Commercial district shall be regulated by the development standards within the Visitor Serving/Professional Office Zoning District of the Monterey County Zoning Ordinance (Section 21.22).

- **Public/Quasi Public:** The Public/Quasi Public district shall be regulated by the development standards within the Public/Quasi Public Zoning District of the Monterey County Zoning Ordinance (Section 21.40).

- **Park:** The Park district shall be regulated by the development standards within the Open Space Zoning District of the Monterey County Zoning Ordinance (Section 21.38).
8. Parking

**INTENT:** Allow for adequate off-street residential parking while reinforcing the community-oriented components of residential streets in Boronda neighborhoods.

a. Resident Parking

Off-street parking for residents shall be provided based on the following ratios:

- 1 parking space per studio unit.
- 1.5 parking spaces per 1 bedroom unit.
- 2 parking spaces per 2 to 4 bedroom unit.

b. Guest Parking

One parking space shall be provided for every 4 residential units.

c. Location of Parking

i. Small-Lot Single Family

**INTENT:** Allow adequate off-street parking for residential units while reinforcing the community-oriented components of residential streets in Boronda.

Parking for single-family residential units shall be provided in garages, carports, or parking spaces that are accessible from rear alleys.

Guest parking may be provided by either on-street parallel parking or off-street parking spaces that are accessible from rear alleys.
ii. Cluster Homes

**INTENT:** To activate spaces between buildings and avoid the introduction of large areas of paving and parking between residences.

Off-street parking for residences of cluster homes shall be provided within garages or carports (see figure below). Carports or garages for units that face onto the street shall be located to the side or rear of the home.

On-street parallel parking may be provided for guests.
iii. Multi-plex Homes

**INTENT:** To promote greater pedestrian activities between residential buildings and neighborhood street by locating parking away from building entries and front facades.

Alleys behind multi-plex structures shall be employed for access to garages, "tuck-under", or surface parking for individual units.

Guest parking may be provided by either on-street parallel parking or off-street parking spaces that are accessible from rear alleys.
iv. Townhomes

**INTENT:** To promote greater pedestrian activities between residential buildings and neighborhood street by locating parking away from building entries and front facades.

Rear alleys shall be provided to access garages, carports, or surface parking for residential units.

Guest parking may be provided by either on-street parallel parking or off-street parking spaces that are accessible from rear alleys.
v. Attached Multifamily Units

IN TENT: To maintain safe and contiguous street frontage along residential streets by locating parking areas behind buildings.

Parking for residents shall be integrated into the structure of the buildings or provided on surface lots. Garages, carports and surface parking lots shall be located behind buildings. Surface parking lots shall be landscaped to screen views from streets or community open space areas.

Guest parking may be provided by either on-street parallel parking or in off-street parking lots that are located to the rear of the buildings.
9. **Landscaping**

**INTENT:** To facilitate pedestrian activity on the streets and trails of Boronda neighborhoods by assuring that building setbacks are safe, attractively landscaped, and well-maintained.

Front setbacks and areas between buildings shall be landscaped and maintained.

All common areas and community open spaces shall be regularly maintained by property owners/managers or homeowner’s associations.

Trash enclosures shall be located within gated enclosures. Enclosures shall be located off of alleys or vehicular access easements. These areas shall be landscaped to screen views from public streets and community open space areas.

A minimum of 10 percent of the developed area shall be landscaped prior to occupancy, pursuant to a landscape plan approved by the Director of Planning and Building Inspection.
10. Building Entries

INTENT: To orient building entries towards streets and community open space areas, and to promote pedestrian activity while avoiding the introduction of street frontages that are primarily a combination of garages and driveways.

a. Small-Lot Single Family Homes
   Building entries to small-lot single family homes shall be located on the front facade and shall be directly accessible from a sidewalk that is adjacent to a street or community open space area.

b. Cluster Homes
   A minimum of 50 percent of the dwelling units within cluster home development projects shall front onto a public or private street.

   Building entries shall be located on the front facade and directly accessible to a sidewalk adjacent to the street or a shared driveway.

c. Multi-plex Homes
   Entries to multi-plex homes may be located on any facade of the building. At least one entry shall be provided on the front facade. All entries shall be accessible from walkways that connect individual units to a sidewalk that is adjacent to a public or private street or community open space area.

d. Townhomes
   Building entries to townhomes shall be located on the front facade and shall be directly accessible from a sidewalk that is adjacent to a street or community open space area.

e. Attached Multifamily Units
   Entries to attached multifamily units may be located on any facade of the building. To the extent feasible, entries should be located on the front facade of the building. All entries shall be accessible from walkways that connect individual units to a sidewalk that is adjacent to a public or private street or community open space area.
11. Lighting Plan Requirements
All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type, and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of use.

12. Sign Regulations
Signing for all development shall be established pursuant to Chapter 21.60 of the Monterey County Zoning Ordinance.

13. Railroad Noise
Residential development projects that are located within the vicinity of the Union Pacific Railroad tracks shall be designed so that interior and exterior ambient noise levels are at or below the residential noise standards established by the Monterey County General Plan. A variety of methods may be used to reduce ambient noise levels to acceptable standards, including the use of setbacks, soundwalls, landscaped berms, and noise insulated window and door products. Detailed noise mitigation shall be developed during the environmental review process for future development projects.

14. Special Regulations
Development in excess of five dwelling units per lot shall provide a trash enclosure area for residents of the development. The location and design of the trash enclosure area shall be approved by the Director of Environmental Health and the Director of Planning and Building Inspection.

Development in excess of five dwelling units per lot shall provide a recreational area for the residents of the development. The recreational area shall be at least 3 percent of the lot. The location and design of the trash enclosure area shall be approved by the Director of Planning and Building Inspection.

Any residential development of more than 25 units is subject to Section 21.64.250 of the Monterey County Zoning Ordinance (Regulations for the Reduction of Vehicle Trips).
F. Neighborhood Commercial

This section contains development standards for new construction and renovations to existing buildings in the areas of Boronda that are designated “Neighborhood Commercial” (refer to Figure 5-1, Proposed Land Use Plan). The development standards have been prepared to allow neighborhood commercial uses that are compatible with the character and heritage of the established residential community in Boronda.

1. Allowed and Permitted Uses
The allowed and permitted uses are established by Table A-1, which is located in Section A.

2. Minimum and Maximum Parcel Size
a. Minimum Parcel Size
The minimum parcel size shall be 7,500 square feet.

b. Maximum Parcel Size
The maximum parcel size shall be 1 acre (43,560 square feet).

3. Intensity
The maximum intensity for neighborhood commercial uses shall not exceed a floor-area ratio of 50 percent.
4. Building Setbacks and Minimum Distance Between Buildings

**INTENT:** To ensure that development of neighborhood commercial sites contributes to active sidewalks, pedestrian oriented streets, and compatibility with residential uses.

**a. Front**
The front facade of the building shall be located along the front property line at a zero-foot setback. Under certain conditions, a portion of the front facade may be recessed or setback from the front property line in order to create a hardscaped plaza, patio, courtyard, or seating area. Building entries may also be recessed from the front facade and property line.

**b. Side Setback**
Neighborhood commercial buildings shall have a minimum side yard setback of 5 feet. In addition, the aggregate of both sideyard setbacks shall be a total of 20 feet.

**c. Rear Setback**
Neighborhood Commercial buildings shall have a minimum rear setback of 10 feet.

**d. Minimum Distance Between Buildings**
Neighborhood commercial buildings shall be setback a minimum of 10 feet from habitable residential structures on adjacent properties, and five feet from non-habitable structures on adjacent properties.
5. **Lot Coverage**
Building footprints shall cover a maximum of 35 percent of the property.

6. **Building Height**
**INTENT:** To reinforce a scale of development that is appropriate to the scale and context of the Boronda community.

Buildings shall be a maximum of 2 stories or 30 feet in height.
7. Parking

**INTENT:** To maintain a safe and contiguous sidewalk environment by locating parking facilities in appropriate locations.

a. Parking Spaces
Parking shall be provided based on the requirements of the Monterey County Zoning Ordinance (Title 21 of the Municipal Code).

b. Location
Parking lots shall be located behind (rear yard) or next to (side yard) buildings.

c. Bicycle Parking
Neighborhood commercial uses shall include bicycle racks and benches to encourage walking and bicycling.
8. **Landscaping**

All Neighborhood Commercial developments shall have landscaping covering a minimum of ten percent of the developed site area.

At access points to off-street parking lots, a landscape buffer shall be provided adjacent to sidewalks or streets, and shall be a minimum of ten feet deep. Plants within the buffer area shall be no higher than three and one half feet in order to maintain maximum sight distances, although occasional trees are allowed.

A five-foot wide landscape buffer shall be provided at property lines of adjacent parcels.

A minimum of 10 percent of the developed area shall be landscaped prior to occupancy, pursuant to a landscape plan approved by the Director of Planning and Building Inspection.
9. Building Frontage and Entries

a. Building Frontage

**INTENT:** To ensure that a minimum portion of development supports pedestrian activity on the sidewalks of neighborhood streets.

A minimum of 50% of the site's street frontage should be developed with a building and/or a landscaped space.

b. Entries

**INTENT:** To promote a pedestrian-friendly streetscape by placing entries along the front facade of buildings.

Primary entries to ground floor retail areas shall be located on the front facade of the building, and shall be accessible from a sidewalk.

Secondary entries may be located on the side or rear of the building.
10. Lighting Plan Requirements
All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type, and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of use.

11. Sign Regulations
Signing for all development shall be established pursuant to Chapter 21.60 of the Monterey County Zoning Ordinance.

12. Special Regulations
Neighborhood Commercial developments shall provide a trash enclosure area for uses within the development. The location and design of the trash enclosure area shall be approved by the Director of Environmental Health and the Director of Planning and Building Inspection.

Any development that has a use that employs 50 or more people and/or has more than 25,000 gross square feet of building space is subject to Section 21.64.250 of the Monterey County Zoning Ordinance (Regulations for the Reduction of Vehicle Trips).
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G. Heavy Commercial

This section contains development standards for new construction and renovations to existing buildings in the areas of Boronda that are designated “Heavy Commercial” (refer to Figure 5-1, Proposed Land Use Plan). These standards have been developed to ensure that heavy commercial development is compatible with the Boronda community.

1. Allowed and Permitted Uses
The allowed and permitted uses are established by Table A-1, which is located in Section A.

2. General Development Plans
A General Development Plan shall be required prior to the approval of any development within the Heavy Commercial area if the development is on a lot in excess of 1 acre, proposes a subdivision of property, or proposes multiple uses. The requirements for the general development plan are described in Section B.

3. Minimum Parcel Size
The minimum parcel size shall be 15,000 square feet.

4. Density
The maximum density for heavy commercial uses shall not exceed a floor-area ratio of 50 percent.
5. **Lot Coverage**

Buildings shall occupy no more than 50 percent of the site. For the purposes of this calculation, parking and landscaped areas are not considered to be part of the building footprint.

6. **Setbacks and Minimum Distance Between Buildings**

   a. **Setbacks for Properties that Abut Non-Residential Uses**

   **INTENT:** To assure that businesses in Heavy Commercial districts maintain an adequate buffer from sidewalks and adjacent development.

   Buildings shall be set back a minimum of 20 feet from front, rear and side property lines that abut non-residential land uses. There is no maximum front, rear, or side setbacks.

   b. **Setbacks for Properties that Abut Residential Uses**

   **INTENT:** To minimize the impacts of businesses in Heavy Commercial districts on adjacent residential development.

   Where heavy commercial development abuts a residential property, heavy commercial buildings shall be setback a minimum of 30 feet from the property line. A longer setback may be required if the heavy commercial uses generate excessive noise, vibration, dust, or air quality impacts. There is no maximum setback for heavy commercial uses that abut residential properties.
Where heavy commercial development occurs across the street from a residential district, a minimum front setback of 20 feet shall be maintained.

c. Minimum distance between buildings
Heavy commercial buildings shall be setback at least 35 feet from residential buildings on adjacent properties.

7. Building Height
INTENT: To reinforce a scale of development that is appropriate to the scale and context of Boronda.

Buildings shall be a maximum of 2 stories and 40 feet.
8. Parking Lots and Outdoor Work/Storage Areas

INTENT: To provide adequate parking for employees and visitors of heavy commercial development

a. Parking Spaces
Parked cars shall be provided based on the requirements of the Monterey County Zoning Ordinance (Title 21 of the Municipal Code).

b. Design
Parking lots and outdoor work/storage areas shall be screened from public view by buildings, fences, landscaping, or berms.

Landscape berm screens view of storage area

Landscaping screens view of parking lot

parking and storage areas are screened from public view by buildings
9. **Landscaping**

**INTENT:** To ensure that setback areas contribute to the safety and liveliness of streets and sidewalks.

Landscaping shall be provided within setback areas between the front fencing or building and the back of sidewalk or public right-of-way.

A minimum of 10 percent of the developed area shall be landscaped prior to occupancy, pursuant to a landscape plan approved by the Director of Planning and Building Inspection.

10. **Fences and Walls**

**INTENT:** To ensure that fences or walls do not display blank or unattractive frontages to streets and adjacent development.

a. **Height**

Fences and walls shall be no more than 6 feet high, except when adjacent to a residential use or within 20 feet of the front property line.

Where the side or rear property line adjoins a Residential District, a minimum 8 foot solid masonry wall shall be required at the adjoining property line, except within 20 feet of the front property line.

Within 20 feet of a front property line, fences and walls shall be no more than 42 inches tall.
b. Articulation
Walls and fences 60 feet or longer shall be articulated by combining two or more of the following for a minimum of 10 feet intervals of 60 feet or less:

- A minimum 2 foot change in vertical plane
- A minimum 18 inch change in height
- A section of open fence
- A change in material or substantial change in texture

c. Materials and Detailing
Walls and fences shall have a maximum of 16 feet between piers or posts.

Walls visible from public streets shall be constructed of durable materials and be detailed to include a base, body and a distinctive cap. Along street frontages, semi-transparent fences are encouraged.

Barbed wire, concertina wire, shards of glass, and razor wire shall not be allowed on fences and walls for security purposes.
11. Entries

INTENT: To promote a pedestrian friendly streetscape by placing entries along the front facade of buildings.

Primary entries to ground floor retail areas shall be located on the front facade of the building, and shall be accessible from a sidewalk.

Secondary entries may be located on the side or rear of the building.

Example of well-designed building entry.
12. Rooftop Equipment

**INTENT:** To screen rooftop equipment from the view of adjacent streets and commercial and development.

Mechanical equipment located on rooftops shall be screened from ground plain view by extended walls or parapets that are an integral component of the building architecture. Painting equipment or constructing fences shall not be acceptable remedies.

13. Service Areas

**INTENT:** To reduce the visual impacts of service and loading areas and temporary trash and recycling storage areas.

Service areas and ground-mounted equipment shall be screened from view by fences or walls that conform to the style and materials of the accompanying building.
14. Lighting Plan Requirements
All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type, and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of use.

15. Sign Regulations
Signing for all development shall be established pursuant to Chapter 21.60 of the Monterey County Zoning Ordinance.

16. Special Regulations
Heavy Commercial developments shall provide a trash enclosure area for uses within the development. The location and design of the trash enclosure area shall be approved by the Director of Environmental Health and the Director of Planning and Building Inspection.

Any development that has a use that employs 50 or more people and/or has more than 25,000 gross square feet of building space is subject to Section 21.64.250 of the Monterey County Zoning Ordinance (Regulations for the Reduction of Vehicle Trips).
17. Development Conditions
The following conditions shall be placed on Heavy Commercial development projects:

a. Permitting Process
Proposed development will be subject to Design Review (refer to Section C).

b. Conditions for Use
Manufacturing and fabrication operations shall be conducted within buildings. All equipment and material storage areas shall be screened from public view by solid walls, fences, or by adequate plantings of not less than six feet in height.

c. Truck Loading Areas and Parking
Loading areas and parking spaces shall be provided as required by the Monterey County Zoning Ordinance (Section 21.58).

d. Noise
The locations, intensity and hours of operation for noise generating activities shall be reviewed and approved during the permitting process.

e. Recycling and Solid Waste Disposal Uses
Additional standards shall be developed during the permitting process for these uses.

f. Off-site Improvements
Off-site infrastructure improvements shall be funded as a condition of approval for development in accordance with the implementation mechanisms contained in Chapter 9 of the Boronda Community Plan.
H. Office Commercial

This section contains development standards for new construction in the areas of Boronda that are designated “Office Commercial” (refer to Figure 5-1, Proposed Land Use Plan). The development standards have been prepared to allow office and commercial uses that are compatible with the surrounding area.

1. Allowed and Permitted Uses
   The allowed and permitted uses are established by Table A-1, which is located in Section A.

2. Minimum Parcel Size
   The minimum parcel size shall be 1 acre.

3. Intensity
   The maximum intensity for office commercial uses shall not exceed a floor-area ratio of 50 percent.
4. Building Setbacks and Minimum Distance Between Buildings

**INTENT:** To ensure that development of office commercial sites contributes to active sidewalks and pedestrian oriented streets.

a. **Front**
The front facade of the building shall be located within 10 feet of the front property line. Under certain conditions, a portion of the front facade may be recessed or setback further in order to create a hardscaped plaza, patio, courtyard, or seating area. Entries may also be recessed from the primary facade of the building.

b. **Side and Rear Setbacks**
Side and rear-yard setbacks shall be a minimum of 10 feet.

c. **Minimum Distance Between Buildings**
Within an office commercial development project, there are no set standards for minimum distance between buildings except as necessary to meet Building Code and Fire Code requirements.
5. **Lot Coverage**
Building footprints shall cover a maximum of 35 percent of the property.

6. **Building Height**
**INTENT:** To reinforce a scale of development that is appropriate to the scale and context of Boronda.

Buildings shall be a maximum of 2 stories and 30 feet in height.
7. **Parking**

**INTENT:** To maintain a safe and contiguous sidewalk environment by locating parking facilities in appropriate locations.

a. **Parking Spaces**
   Parking shall be provided based on the requirements of the Monterey County Zoning Ordinance (Title 21 of the Municipal Code).

b. **Location**
   Parking lots shall be located behind (rear yard) or next to (side yard) buildings.

![Diagram of parking behind and next to buildings]

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c. **Bicycle Parking**
   Office commercial uses shall include bicycle racks and benches to encourage walking and bicycling.
8. **Landscaping**

All Office Commercial developments shall have landscaping covering a minimum of ten percent of the developed site area.

At access points to off-street parking lots, a landscape buffer shall be provided adjacent to sidewalks or streets, and shall be a minimum of ten feet deep. Plants within the buffer area shall be no higher than three and one half feet in order to maintain maximum sight distances. Trees that do not block sight distance are also allowed.

A five-foot wide landscape buffer shall be provided at property lines of adjacent parcels.

A minimum of 10 percent of the developed area shall be landscaped prior to occupancy, pursuant to a landscape plan approved by the Director of Planning and Building Inspection.
9. **Building Entries**

**INTENT:** To promote a pedestrian-friendly streetscape by placing entries along the front facade of buildings.

Primary entries to ground floor retail areas shall be located on the front facade of the building, and shall be accessible from a sidewalk.

Secondary entries may be located on the side or rear of the building.

10. **Lighting Plan Requirements**

All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type, and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of use.

11. **Sign Regulations**

Signing for all development shall be established pursuant to Chapter 21.60 of the Monterey County Zoning Ordinance.

12. **Special Regulations**

Office Commercial developments shall provide a trash enclosure area for uses within the development. The location and design of the trash enclosure area shall be approved by the Director of Environmental Health and the Director of Planning and Building Inspection.

Any development that has a use that employs 50 or more people and/or has more than 25,000 gross square feet of building space is subject to Section 21.64.250 of the Monterey County Zoning Ordinance (Regulations for the Reduction of Vehicle Trips).
I. Mixed-Use

This section contains development standards for new construction in the areas of Boronda that are designated Mixed-Use (refer to Figure 5-1, Proposed Land Use Plan). The development standards have been developed to allow a variety of uses, including retail, office, commercial, and residential uses. These uses are intended to provide shopping, dining, employment, office and housing opportunities for the community of Boronda, as well as adjacent areas.

Mixed-use developments combine multiple uses within a single property. The uses may be combined vertically within one multi-story structure (vertical mixed-use project), or they may be spread out horizontally in separate buildings on the site (horizontal mixed-use project).
1. **Allowed and Permitted Uses**
The allowed and permitted uses are established by Table A-1, which is located in Section A.

2. **General Development Plan**
**INTENT:** To insure that the properties designated Mixed-Use are comprehensively planned to form a well-connected, and high quality mixed-use development.

A General Development Plan shall be prepared and approved prior to the approval of any development within the Mixed-Use area. The General Development Plan shall cover the entire Mixed Use area (i.e., both properties located to the northwest and southwest of the Rossi Street extension/ North Davis Road intersection). The requirements for the General Development Plan are described in Section B. All individual development projects shall be required to comply with the approved General Development Plan.
3. **Minimum Parcel Size**
The minimum parcel size shall be a half acre.

4. **Density and Intensity**
   a. **Residential Density**
      A maximum of 135 units may be constructed within the entire 11-acre mixed use area.
   
   b. **Commercial Density**
      A maximum of 130,500 square feet of retail or office space may be constructed within the entire 11-acre mixed use area.
   
   c. **Maximum Floor Area Ratio**
      The maximum intensity for the entire mixed-use development shall not exceed a floor-area ratio of 0.75.

5. **Lot Coverage**
   Building footprints shall cover a maximum of 50 percent of the property. For the purposes of this calculation, public spaces, parking areas, pedestrian connections, and landscaped are not considered to be part of the building footprint.
6. Building Setbacks and Minimum Distance Between Buildings

**INTENT:** To ensure that development of mixed-use projects contribute to active sidewalks and pedestrian oriented streets.

a. Front Setbacks and Frontage for Buildings Along the Rossi Street Extension

**INTENT:** To ensure that a minimum portion of development supports pedestrian activity on the sidewalks of the Rossi Street Extension.

Buildings that are located and oriented towards the Rossi Street Extension shall be located along the front property line at a zero-foot setback. Under certain conditions, a portion of the front facade may be recessed or setback from the front property line in order to create a hardscaped plaza, patio, courtyard, or seating area. Building entries may also be recessed from the front facade and property line.

A minimum of 75 percent of the site's street frontage along the Rossi Street Extension should be developed with a building and/or a landscaped public space.
h. Side and Rear Setbacks
Within the mixed-use land use designation, no side and rear setbacks from the lot lines are required except as necessary to meet Building Code and Fire Code requirements. Setbacks shall be established by the review and approval process of the General Development Plan for the project.

c. Minimum Distance Between Buildings
Within the mixed-use land use designation, there are no set standards for minimum distance between buildings except as necessary to meet Building Code and Fire Code requirements. The distance between buildings standards shall be established by the review and approval process of the General Development Plan for the project.

7. Building Height

**INTENT:** To reinforce a scale of development that is appropriate to the scale and context of Boronda.

Buildings shall be a maximum of 3 stories and 45 feet in height.
8. Parking

**INTENT:** To provide adequate and convenient parking that does not dominate the site and does not compromise the safety of pedestrians on streets and within parking areas.

a. **Location**
To the maximum extent feasible, parking lots shall be located behind a building and shall not be permitted adjacent to a public street.

b. **Resident Parking**
Separate and private parking lots should be provided for residential uses. Access to residential parking lots should be controlled to prevent commercial users from parking in private residential spaces.

Off-street parking for residents shall be provided based on the following ratios:

- 1 parking space per studio unit.
- 1.5 parking spaces per unit 1 bedroom unit.
- 2 parking spaces per 2 to 4 bedroom unit.
- 1 off-street guest parking space shall be provided for every 4 residential units.

c. **Commercial Parking**
Parking for commercial, retail, office, and other non-residential uses shall be established based on the requirements of the Monterey County Zoning Code (Title 21 of the Municipal Code). However, mixed-use development projects may reduce the total number of parking spaces if they are conducive to shared parking arrangements.
Shared parking arrangements are allowed when commercial uses on the site have staggered peak periods of parking demand. For example, a fitness center would generate a peak parking demand in the early morning and evening hours (before and after work hours). An adjacent office would generate a peak parking demand during the workday hours. Because their parking demand is staggered, these uses could share parking, thereby reducing the overall parking demand.

To reduce the number of parking spaces through the use of shared parking, a Shared Parking Study must be submitted to the County for review and approval. The Shared Parking Study shall compare the peak parking demand of each use by time of day, day of week, and season. Based on peak parking demand, the study shall determine the feasibility of shared parking and include a recommendation for the total number of parking spaces.

e. Bicycle Parking

Mixed-use development shall include bicycle racks and benches to encourage walking and bicycling.
9. Landscaping

a. Landscaping Requirements
A minimum of 10 percent of the developed area shall be landscaped prior to occupancy, pursuant to a landscape plan approved by the Director of Planning and Building Inspection.

b. Landscape Buffer
If surface parking lots face any street frontage, a landscape buffer must be provided, and shall be a minimum of ten feet wide. Plants located within the buffer should be no higher than three and one half feet in order to maintain sight distances. Trees that do not block sight distances are allowed within the buffer.

c. Residential Open Space
All common areas and community open spaces for residential areas shall be regularly maintained by apartment owners/managers or homeowner’s associations.
10. Entries

INTENT: To promote a pedestrian friendly streetscape along the Rossi Street Extension by placing entries along the front facade of buildings.

Entrances to the mixed-use buildings that are located along the Rossi Street Extension shall be located on the front facade of the building, and shall be accessible from a sidewalk. Separate entrances shall be provided for upper story uses.

When residential and commercial uses are provided in the same structure, separate entrances shall be provided for each use.

Secondary entries to both ground floor and upper-story uses may be located on the side or rear of the building. When provided, secondary entrances shall be accessible to parking areas for such uses.
11. Lighting Plan Requirements
All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type, and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of use.

c. Mechanical Equipment
All mechanical equipment for commercial and residential uses shall be screened from public views and private views from residential units. Special consideration shall be given to the location and screening of noise generating equipment, such as refrigeration units, air conditioning, and exhaust fans. Noise reducing screens and insulation shall be required where such equipment has the potential to impact residential uses.

d. Truck Loading Areas
Commercial loading areas shall be screened from views from residential units, public street, public spaces, and adjacent open space areas.

e. Noise
All residential units shall be designed and constructed to minimize noise impacts from adjacent commercial uses and from traffic along North Davis Road and the Rossi Street Extension.

12. Sign Regulations
Signing for all development shall be established pursuant to Chapter 21.60 of the Monterey County Zoning Ordinance.

d. Truck Loading Areas
Commercial loading areas shall be screened from views from residential units, public street, public spaces, and adjacent open space areas.

13. Special Requirements

a. Refuse Areas
Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both commercial and residential uses. Enclosures that completely screen views of refuse and recycling areas from residential areas and public spaces shall be required. The location and design of enclosures shall address potential odor impacts on residential uses.

b. Residential Open Space
Open space and common areas that are intended for use by “residents only” shall not be accessible from commercial or public areas.

c. Mechanical Equipment
All mechanical equipment for commercial and residential uses shall be screened from public views and private views from residential units. Special consideration shall be given to the location and screening of noise generating equipment, such as refrigeration units, air conditioning, and exhaust fans. Noise reducing screens and insulation shall be required where such equipment has the potential to impact residential uses.

d. Truck Loading Areas
Commercial loading areas shall be screened from views from residential units, public street, public spaces, and adjacent open space areas.

e. Noise
All residential units shall be designed and constructed to minimize noise impacts from adjacent commercial uses and from traffic along North Davis Road and the Rossi Street Extension.

f. Hours of Operation
A mixed-use project that proposes commercial uses that will operate outside of the hours from 7:00 am to 9:00 pm shall require Planning Commission approval to ensure that the commercial use will not negatively impact the residential uses within the project.
Open Space: The Open Space district shall be regulated by the development standards within the Open Space Zoning District of the Monterey County Zoning Ordinance Section 21.38).

The development standards for the remaining land use districts within Boronda are contained in this Chapter:

- Residential (4-7 dwelling units per acre)
- Residential (7-20 dwelling units per acre)
- Neighborhood Commercial
- Heavy Commercial
- Office Commercial
- Mixed-Use

This Chapter is organized as follows:

- **A: Development and Land Use Approval Requirements:** This section describes the allowed and permitted uses for the following land uses: Residential 4-7 D.U./Acre, Residential 7-20 D.U./Acre, Neighborhood Commercial, Office Commercial, Heavy Commercial, and Mixed Use.

- **B: General Development Plans:** General Development Plans will be used to facilitate the planning and design of various properties within the Boronda Community. This section describes the requirements for General Development Plans.

- **C: Design Review:** Future development projects within Boronda will be subject to Design Review. This section provides a summary of the Design Review requirements.

- **D: Residential 4-7 D.U./Acre:** This section provides the development standards for the Residential 4-7 D.U./Acre district.

- **E: Residential 7-20 D.U./Acre:** This section provides the development standards for the Residential 4-7 D.U./Acre district.

- **F: Neighborhood Commercial:** This section provides the development standards for the Neighborhood Commercial district.

- **G: Heavy Commercial:** This section provides the development standards for the Heavy Commercial district.

- **H: Office Commercial:** This section provides the development standards for the Office Commercial district.
I: Mixed-Use: This section provides the development standards for the Mixed-Use district.

A. Development and Land Use Approval Requirements

Within each land use district, there are land uses that are allowed by right and land uses that are allowed with the approval of an Administrative Permit or a Use Permit. Table A-1 identifies the uses that are allowed for the following land use districts within Boronda:

- Residential (4-7 dwelling units per acre) (R4-7)
- Residential (7-20 dwelling units per acre) (R7-20)
- Neighborhood Commercial (NC)
- Heavy Commercial (HC)
- Office Commercial (OC)
- Mixed-Use (MU)

No use of land or structures shall be allowed, altered, constructed, established, expanded, reconstructed, or replaced within the community of Boronda unless the use of land or structures complies with the following requirements.

- **Allowable use:** The land use shall be identified by Table A-1 of this document as being allowable in the land use district applied to the site.

- **Permit requirements:** Land use permits (Administrative Permits or Use Permits) shall be obtained before the proposed use is constructed, otherwise established, or put into operation.

- **Development standards:** Uses and/or structures shall comply with the applicable development standards within this Chapter and other applicable County standards and policies related to the use and development of land.

- **Conditions of approval:** Uses and/or structures shall comply with all conditions imposed by a previously granted land use permit. Failure to comply with imposed conditions shall be grounds for revocation of the subject permit.

- **Development agreements:** Uses and/or structures shall comply with an applicable development agreement approved by the County.

- **Other development policies:** The County may adopt policies separate from this Chapter that may affect the use and development of land. All applicable policies, standards, and procedures
related to land development shall apply when appropriate as determined by the applicable review authority.

Table A-1 **Allowed Land Uses and Permit Requirements Within Boronda**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Permit Requirements by Land Use District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R4-7</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>First single-family residential dwelling unit per lot</td>
<td>A</td>
</tr>
<tr>
<td>Small-lot single-family residential homes, Cluster homes, Multi-plex homes (for sale or rent)</td>
<td>--</td>
</tr>
<tr>
<td>Attached Multifamily Units (Apartments or condominiums); Townhomes (for sale or rent)</td>
<td>--</td>
</tr>
<tr>
<td>Apartments or condominiums within a mixed use building</td>
<td>--</td>
</tr>
<tr>
<td>Other residential uses, such as:</td>
<td></td>
</tr>
<tr>
<td>◆ Temporary residences during construction;</td>
<td>AP</td>
</tr>
<tr>
<td>◆ Small family day care homes;</td>
<td></td>
</tr>
<tr>
<td>◆ Secondary dwelling units on single-family lots</td>
<td></td>
</tr>
<tr>
<td>◆ Licensed residential day care homes for aged persons or hospices</td>
<td>UP</td>
</tr>
<tr>
<td>◆ Guesthouses meeting the development standards of Section 21.64.020 of the Monterey County Zoning Code.</td>
<td>A</td>
</tr>
<tr>
<td>◆ Home Occupations, pursuant to Section 21.64.090 of the Monterey County Zoning Code.</td>
<td>AP</td>
</tr>
<tr>
<td>◆ Senior citizen housing</td>
<td>AP</td>
</tr>
<tr>
<td>◆ Caretaker unit meeting the development standards of Section 21.64.030 of the Monterey County Zoning Code.</td>
<td>UP</td>
</tr>
<tr>
<td>Other uses that are similar to the character, density, and intensity of a permitted use within the Residential 4-7 DU/Acre area</td>
<td>UP</td>
</tr>
</tbody>
</table>

Table Notes:

-- Use is not allowed
A Use is allowed by right
AP Use is allowed with approval of an Administrative Permit
UP Use is allowed with approval of a Use Permit
Table A-1: Allowed Land Uses and Permit Requirements Within Boronda

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Permit Requirements by Land Use District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R4-7</td>
</tr>
<tr>
<td>Other uses that are similar to the character, density, and intensity of a permitted use within the Residential 7-20 DU/Acre area</td>
<td>--</td>
</tr>
<tr>
<td>Public and Quasi Public uses, such as:</td>
<td></td>
</tr>
<tr>
<td>- Churches</td>
<td>UP</td>
</tr>
<tr>
<td>- Cemeteries</td>
<td></td>
</tr>
<tr>
<td>- Parks and recreation facilities</td>
<td></td>
</tr>
<tr>
<td>- Schools</td>
<td></td>
</tr>
<tr>
<td>- Public safety facilities</td>
<td></td>
</tr>
<tr>
<td>Public utility facilities, including:</td>
<td></td>
</tr>
<tr>
<td>- Wireless communication facilities</td>
<td>UP</td>
</tr>
<tr>
<td>- Public utility accessory structures</td>
<td></td>
</tr>
<tr>
<td>Public uses of a non-residential nature such as:</td>
<td></td>
</tr>
<tr>
<td>- Jails</td>
<td>--</td>
</tr>
<tr>
<td>- Rehabilitation centers</td>
<td></td>
</tr>
<tr>
<td>- Detention facilities</td>
<td></td>
</tr>
<tr>
<td>- Corporation yards</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Professional Offices</td>
<td>--</td>
</tr>
<tr>
<td>Shops of a light commercial/service retail character and conducted within a structure</td>
<td></td>
</tr>
<tr>
<td>Visitor serving facilities</td>
<td>--</td>
</tr>
<tr>
<td>Bed and Breakfast Facilities</td>
<td>UP</td>
</tr>
<tr>
<td>Other commercial uses such as:</td>
<td></td>
</tr>
<tr>
<td>- Restaurants</td>
<td>--</td>
</tr>
<tr>
<td>- Convenience or neighborhood market</td>
<td></td>
</tr>
<tr>
<td>- Any lot or establishment where alcoholic beverages are served</td>
<td></td>
</tr>
<tr>
<td>- Commercial place of amusement or recreation</td>
<td></td>
</tr>
<tr>
<td>- Cafes or coffee shops</td>
<td>--</td>
</tr>
<tr>
<td>Land Use</td>
<td>Permit Requirements by Land Use District</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>R4-7</td>
</tr>
<tr>
<td>♦ Delis</td>
<td>--</td>
</tr>
<tr>
<td>♦ Large family day care facilities</td>
<td>UP</td>
</tr>
<tr>
<td>♦ Commercial Kennel</td>
<td>UP</td>
</tr>
<tr>
<td>♦ Grocery stores</td>
<td>--</td>
</tr>
<tr>
<td>Other uses that are similar to the character, density, and intensity of a permitted use within the Neighborhood Commercial area</td>
<td>--</td>
</tr>
<tr>
<td>Other uses that are similar to the character, density, and intensity of a permitted use within the Office Commercial area</td>
<td>--</td>
</tr>
<tr>
<td>Other uses that are similar to the character, density, and intensity of a permitted use within the Mixed-Use area</td>
<td>--</td>
</tr>
<tr>
<td>Change of commercial uses within a structure provided that the new use will not change the nature or intensity of the use of the structure</td>
<td>--</td>
</tr>
<tr>
<td>Assemblages of people, such as a farmers market or street fair, not exceeding three continuous days and not involving the construction of permanent facilities.</td>
<td>--</td>
</tr>
<tr>
<td><strong>Heavy Commercial/Industrial Uses</strong></td>
<td></td>
</tr>
<tr>
<td>Shops of a heavy commercial character and conducted within a structure</td>
<td>--</td>
</tr>
<tr>
<td>Other heavy commercial uses such as:</td>
<td></td>
</tr>
<tr>
<td>♦ Mini-warehouse storage facilities</td>
<td>--</td>
</tr>
<tr>
<td>♦ Auto Repair Facilities</td>
<td>--</td>
</tr>
<tr>
<td>♦ Service Stations</td>
<td>--</td>
</tr>
<tr>
<td>♦ Storage, rental, and sales of heavy equipment</td>
<td>--</td>
</tr>
<tr>
<td>♦ Boat and auto sales</td>
<td>--</td>
</tr>
<tr>
<td>♦ Public uses that are similar to the character, density, and intensity of a permitted use within the Heavy Commercial area</td>
<td>--</td>
</tr>
</tbody>
</table>
Table A-1 Allowed Land Uses and Permit Requirements Within Boronda

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Permit Requirements by Land Use District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R4-7</td>
</tr>
<tr>
<td>Heavy Commercial uses including but not limited to:</td>
<td>--</td>
</tr>
<tr>
<td>♦ Lumber yards</td>
<td></td>
</tr>
<tr>
<td>♦ Open air retail and wholesale sales</td>
<td></td>
</tr>
<tr>
<td>♦ Automobile, trucking and tow and storage operations; including offices and facilities for the repair, servicing, fueling, storage, and dispatching of commercial trucks</td>
<td></td>
</tr>
<tr>
<td>♦ Agricultural/ food processing plant</td>
<td></td>
</tr>
<tr>
<td>♦ Contractor’s equipment storage facilities</td>
<td></td>
</tr>
<tr>
<td>♦ Wholesale and retail establishments distributing materials and products essential to agricultural and farming operations, except manure;</td>
<td></td>
</tr>
<tr>
<td>♦ Manufacturing</td>
<td></td>
</tr>
<tr>
<td>♦ Wholesale sales and storage</td>
<td></td>
</tr>
<tr>
<td>♦ Warehouses for the collection, packaging, and distribution of products</td>
<td></td>
</tr>
<tr>
<td>♦ Other uses that are similar to the character, density, and intensity of a permitted use within the Heavy Commercial area</td>
<td></td>
</tr>
<tr>
<td>Other Uses</td>
<td>A</td>
</tr>
<tr>
<td>A legal non-conforming use that was established prior to the adoption of this community plan and has continued to operate continuously on the property since that time</td>
<td></td>
</tr>
<tr>
<td>Accessory structures and accessory uses to any permitted use</td>
<td>A</td>
</tr>
<tr>
<td>Reduction in setback requirements of ten percent or less of the required setbacks</td>
<td>UP</td>
</tr>
</tbody>
</table>
B. General Development Plans

A General Development Plan is a tool that is used to coordinate the comprehensive planning of all residential and mixed-use properties in South Boronda and certain properties in the Madison Lane Heavy Commercial area. The intent of the General Development Plan is to ensure that major development efforts within the community are comprehensively planned in compliance with the vision of this Community Plan. The GDP essentially serves as a master plan.

When required, a General Development Plan shall be prepared by the property owner or developer, and submitted to the County for review and approval. A General Development Plan may be submitted for review and approval prior to or concurrent with the approval of any other required permits for the development of the property. General Development Plans and amendments thereto must be approved by the Planning Commission prior to the approval of permits for individual development projects. No new development, change or expansion of use, or physical improvements may be approved unless such development, use, or expansion is found to be in conformance with an approved General Development Plan.

1. Requirements

The General Development Plan application for projects within the Boronda community shall include, when applicable, the following:

1. All public and private use areas appropriately mapped, clearly identified, and shaded, including:
   a. All permitted land uses, including types of uses, intensity, density, number of units, and square footage.
   b. Landscape areas, common open space, private open space, pedestrian connections and amenities, and public open space.
   c. All public streets, private streets and driveways, labeled “public street,” “private street,” or “driveway,” with total right-of-way width dimensioned.
   d. All public and private streets adjacent to the proposed development, labeled “public” or “private” and showing dimension from street centerline to ultimate right-of-way edge.
   e. All public and private easements, including parking, access, utility, and pedestrian easements showing purpose and beneficiary of each easement.

2. Labels and dimensions that illustrate compliance with the applicable development standards within this document, including (but not limited to):
a. Setbacks and minimum distance between buildings.
b. Density
c. Lot coverage.
d. Building heights (stories and feet).
e. Parking (number of spaces and ratios).
f. Landscape areas, common open space, private open space, pedestrian connections and amenities, and public open space. Where landscaping is to serve a particular function, such as a screen or buffer, the particular function and landscape concept shall be identified. Where landscaping is proposed in the public right-of-way, the maintenance responsibility shall be specified.
g. Minimum lot size and dimensions, if applicable.
h. Building entries.

3. Proposed location and size of all utility lines, including water, wastewater, storm drainage, electrical, gas, cable, and telephone/communication lines.

4. Building pads and elevations that generally illustrate the intended height, size, shape, architectural style, and character of the building. Building materials and details should also be illustrated and labeled.

5. The location of the closest buildings and uses, both existing and approved, on adjacent properties.

6. All existing structures that are to be removed and retained.

7. Significant trees (18" diameter or larger) and any smaller trees that are significant by virtue of their species, location and/or significance to the site, due to the limited amount of existing vegetation. The plan should indicate if the tree is proposed to remain or be removed.

8. The location of environmental resources on and within 250 feet of the General Development Plan boundary, including floodplains, wetlands, drainages, and riparian plant species.

9. Clear descriptions of any required off-site work, including street improvements, infrastructure improvements, and flood control and Reclamation Ditch improvements.

10. Environmental mitigation as required by the environmental clearance.

11. Proposed grading if any cut or fill slope exceeds eighteen (18) inches.

12. Infrastructure phasing and funding.

13. Plan for providing and financing services.
Nothing herein shall preclude the County Board of Supervisors, the County Planning Commission, or staff from the Department of Planning, Building and Inspection from requiring any additional information to be shown on the General Development Plan.

C. Design Approval

Design Approval shall be required for all development projects in the community of Boronda. Section 21.44 of the Monterey County Zoning Ordinance provides the regulations related to Design Approval. Section 21.44 shall be used to regulate the Design Approval process for project applications within the Community of Boronda.

The purpose of Design Review is to protect and enhance the neighborhood character and image of Boronda by only permitting development projects that comply with the applicable Development Standards and Design Guidelines of this document. Design Approval applications may be submitted with other required permits for the development project. However, a Design and Approval application must be issued prior to the approval of building permits.

Depending on the nature, size, and scope of the proposed project, either the Director of Planning and Building Inspection, the Zoning Administrator, or the Planning Commission will issue the Design Approval for the project. The authority is determined based on the requirements in Section 21.44.040 of the Monterey County Zoning Code.

In General, future residential and mixed-use development projects in South Boronda and commercial projects in the Madison Lane Heavy Commercial area will require Design Approval from the Planning Commission. Most infill development projects in North Boronda, such as additions to a home, the construction of a single-family residential unit or accessory unit, or the construction of a deck or fence, will require design approval from either the Director of Planning and Building Inspection or the Zoning Administrator. Design Approval application that are considered by either the Zoning Administrator or the Planning Commission will also be reviewed by the Boronda Community Advisory Committee.

Some development projects may be exempt from Design Review. These projects include the repair and routine maintenance of existing buildings where there is no change from existing appearance, and interior remodels with no exterior changes. The Director of Planning and Building Inspection has the discretion to classify a project as exempt from Design Approval.
D. Residential (4-7 Dwelling Units/Acre)

This section contains development standards for new construction and renovations to existing buildings in the areas of Boronda that are designated “Residential (4-7 Dwelling Units/Acre)” (refer to Figure 5-1, Proposed Land Use Plan). These standards have been developed to allow for residential development that is compatible with the rural character and heritage of the established residential community in Boronda. They are also intended to provide additional opportunities for infill residential development by allowing the subdivision of large “deep-lot” properties in the community.

The housing types that may be constructed in the areas designated Residential (4-7 Dwelling Units/Acre) include single-family residential units and accessory or granny units.

1. Allowed and Permitted Uses
The allowed and permitted uses are established by Table A-1, which is located in Section A.

2. Minimum Parcel Size:
The minimum parcel size shall be 6,000 square feet.

3. Density
The maximum gross density shall be 7 residential units per acre (accessory units are not included in the gross density calculation).

4. Lot Coverage
Building footprints for the primary residence, attached and detached garages, accessory units, and other structures with a foundation shall cover a maximum of 35 percent of the property.
5. Building Setbacks and Minimum Distance between Buildings

Table A-2 provides a summary of the standards for setbacks and minimum distance between buildings. Detailed illustrations of the development standards for setbacks and minimum distance between buildings follow Table A-2.

**Table A-2 Setbacks and Minimum Distance between Buildings: Residential (4-7 Dwelling Units per Acre)**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Setbacks</th>
<th>Minimum Distance Between Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front</td>
<td>Min. Rear</td>
</tr>
<tr>
<td></td>
<td>Min.² Max.</td>
<td></td>
</tr>
<tr>
<td>Primary Residence</td>
<td>15' 25' 10' 5' 5'</td>
<td>10'</td>
</tr>
<tr>
<td>Accessory Unit (Habitable Structure)</td>
<td>See Note 4</td>
<td>__</td>
</tr>
<tr>
<td>Garage or Non-Habitable Structures</td>
<td>See Note 5</td>
<td>__</td>
</tr>
</tbody>
</table>

**Notes:**
1. Refer to subsections a through d below for detailed development standards and minimum distances between buildings.
2. Porches, awnings, and second story balconies may encroach into the minimum front yard setback by up to 6’. Bay windows may encroach into the minimum front yard setback by up to 3’.
3. Includes minimum distance between structures on adjacent properties.
4. Accessory units must be located behind the primary residence.
5. The facade of the garage must be set back an additional 5’ from the front facade of the primary residence, and a minimum of 20’ from the front property line.
a. Setbacks for Primary Residence

**INTENT:** To reinforce the rural residential character of the established Boronda neighborhoods by employing setbacks that maximize development potential and emphasize pedestrian scale on neighborhood streets.

i. Front Setback

The primary residence shall be set back from the front property line a minimum of 15 feet and a maximum of 25 feet. Porches, awnings, and second story balconies may encroach into the front setback up to six feet. Bay windows may encroach into the front setback up to three feet.
ii. **Side Setback**
Side setbacks shall be a minimum of 5 feet.

iii. **Rear Setback**
Rear setbacks shall be a minimum of 10 feet.
iv. Setback from Access Easements
Homes that front or side an access easement shall be setback a minimum of 5 feet from the access easement.

b. Setbacks for Garages
INTENT: To minimize the scale and impact of the automobile by placing a greater emphasis on the human-scaled elements of residential development.

i. Front Setback
Garages shall be setback a minimum of 5 feet from the front facade of the residence and at least 20 feet from the front property line.
ii. Side and Rear Setbacks
Detached garages and non-habitable structures may be constructed along the rear and side property line (with a zero-foot setback), provided that the structure maintains the minimum standards for distances between buildings on adjacent properties.
c. Setbacks for Accessory Units

INTENT: Accessory units offer an opportunity for property owners to establish a separate residence for a family member or rental income.

The minimum side and rear setback for accessory units shall be 5 feet. An accessory unit that is proposed to be located above an existing garage that is within the five foot setback is discouraged. However, under certain circumstances, it may be allowed with the approval of a use permit that is conditioned to reduce privacy and visual impacts on the adjacent properties.
d. Minimum Distance between Structures

**INTENT:** Allow Boronda property owners to realize greater residential development opportunities while maintaining adequate outdoor and private yard space between buildings.

Non-habitable structures, such as garages and storage sheds, shall maintain a minimum distance of six feet from any habitable structure.

Accessory units shall maintain a minimum distance of 10 feet from another habitable structure.

The above standards also apply to structures on adjacent properties.
6. Building Height

**INTENT:** Maintain the existing scale character and rural residential qualities of the existing Boronda neighborhoods.

Primary residences and detached garages with a second story accessory unit shall have a maximum height of two stories and 30 feet.

Detached garages and non-habitable structures shall have a maximum building height of one story and 15 feet.
7. Parking

**INTENT:** Allow for adequate off-street residential parking while reinforcing the community-oriented components of residential streets in Boronda neighborhoods.

A minimum of two off-street parking spaces shall be provided for each primary residence. These parking spaces shall not be located within the front setback.

A minimum of one dedicated off-street parking space shall be provided for each accessory unit.

On-street parallel parking may also be provided for guests.

---

Garages, carports and driveways can provide more than adequate numbers of parking spaces on residential parcels.

Parking shall not occur in front yards and setbacks.
8. **Landscaping**

Front yards shall be landscaped and maintained so they are free from weeds, overgrown vegetation, trash, and litter.

Fences that are within the front setback shall not exceed a maximum height of 36 inches and shall be built in a manner that makes them semi-transparent. Chain link fences within the front yard are not allowed.

Examples of Landscaping and Fence Conditions to Emulate

---

**Allowed**

**Not Allowed**
9. Standards for Accessory Units

**INTENT:** To provide opportunities for property owners to establish a separate residence in addition to a primary residential structure.

a. **Maximum Size**

Accessory Units shall be a maximum of 750 square feet in gross floor area.

b. **Location**

Accessory units shall be located behind the primary residence. Accessory units may be located above a detached garage or as a stand alone building.

c. **Clerestory Windows**

In order to maintain the privacy of adjacent residences, clerestory windows shall be required in accessory unit walls that are adjacent to other parcels. Clerestory windows are short windows that are located near the ceiling. Their location prevents direct views from the unit to adjacent properties.
10. **Entries to Primary Residences**

Entries to primary residences shall be located on the front facade of the building and shall be directly accessible from the street, sidewalk, or access easement.

Example of desirable entry condition on front facade

**REQUIRED**

Existing Boronda entry condition on side facade

**NOT ALLOWED**
11. Subdivision of “Deep-Lot” Properties

**INTENT:** To facilitate the subdivision of “deep-lot” properties and allow for residential development that is consistent with the established character of the Boronda community.

Deep lot properties may be subdivided if:

♦ The resulting subdivided properties are at least 6,000 square feet.
♦ Adequate access to each of the subdivided property is provided from a public street or permanent access easement.
♦ New residential structures are constructed to the development standards for “Residential (4-7 dwelling units/acre)”.

---

![Diagram of Deep-Lot Property Subdivision](image-url)
12. Special Requirements
Any residential development of more than 25 units is subject to Section 21.64.250 of the Monterey County Zoning Ordinance (Regulations for the Reduction of Vehicle Trips).
E. Residential (7-20 Dwelling Units/Acre)

This section contains development standards for new construction in the areas of Boronda that are designated “Residential (7-20 Dwelling Units/Acre)” (refer to Figure 5-1, Proposed Land Use Plan). The standards have been developed to allow a variety of new residential housing types in the south Boronda area. Development in this area would generally occur at a higher density than in the established Boronda community. However, the look and feel of the development would be consistent with the rural character and image of the existing community by adherence to the design standards contained herein.

A variety of housing types may be constructed in the areas designated Residential (7-20 Dwelling Units/Acre), including:

- Small-Lot Single Family,
- Cluster Homes,
- Multi-plex Homes,
- Townhomes, and
- Attached multifamily units.

1. Allowed and Permitted Uses

The allowed and permitted uses are established by Table A-1, which is located in Section A.
2. General Development Plans

**INTENT:** To insure that parcels designated for new residential development are comprehensively planned to form well-connected neighborhoods that have a mix of housing types and densities, and to prevent the creation of isolated subdivisions and multi-family developments.

General Development Plan(s) shall be prepared and approved prior to the approval of individual development projects within the area (see Figure below). At most, two General Development Plans shall be required. One shall cover the entire residential area located between the Rossi Street Extension and the Reclamation Ditch. The other shall cover the entire residential area located to the south of the Reclamation Ditch. Alternatively, one comprehensive General Development Plan could be prepared to cover both of the above areas. All individual development projects within these areas shall be required to comply with the approved General Development Plan.

The requirements for the General Development Plan are described in Section B.

3. Minimum Parcel Size:
The minimum parcel size that may be created shall be 3,200 square feet, unless otherwise approved as part of a condominium or a clustered home subdivision.

4. Density
The gross density shall range from a minimum of 7 to a maximum of 20 residential units per acre. The target density within an approved General Development Plan should be approximately 10 to 12 units per acre. To achieve the target density, each General Development Plan shall include a mix of housing types and densities.

5. Lot Coverage
Building footprints for primary residences, garages and other structures with a foundation shall cover a maximum of 50 percent of the project site.
5. Building Setbacks and Minimum Distance Between Building

Table A-3 provides the standards for setbacks and the minimum distance between buildings for each of the housing types allowed in the area designated as Residential (7-20 dwelling units/acre). Detailed illustrations of the development standards for setbacks and minimum distance between buildings follow table A-3.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Setbacks</th>
<th>Minimum Distance Between Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front (from sidewalk on public or private street)</td>
<td>Min. Rear</td>
</tr>
<tr>
<td>Small Lot Single-Family</td>
<td>10'</td>
<td>15'</td>
</tr>
<tr>
<td>Cluster Homes</td>
<td>10'</td>
<td>20'</td>
</tr>
<tr>
<td>Multi-plex Homes</td>
<td>10'</td>
<td>20'</td>
</tr>
<tr>
<td>Townhomes</td>
<td>10'</td>
<td>15'</td>
</tr>
<tr>
<td>Apartments</td>
<td>10'</td>
<td>20'</td>
</tr>
</tbody>
</table>

Notes:
1. Refer to subsections a through e below for detailed development standards and minimum distances between buildings.
2. Includes minimum distances between structures on adjacent properties
3. A small lot single-family homes may be constructed at the zero lot line, provided it maintains the standards for minimum distance between buildings on adjacent properties.
4. The garage must be setback a minimum of five feet from the front facade.
5. Cluster homes must be setback a minimum of five feet from a shared driveway.
a. Small-Lot Single family

i. Front Setback
Residences shall be set back a minimum of 10 feet and a maximum of 15 feet from a sidewalk that is adjacent to a street or community open space.

Porches, second story balconies, awnings, and bay windows shall not encroach the minimum 10-foot setback.
ii. **Rear Setback**
Rear setbacks shall be a minimum of three feet.

iii. **Side Setback**
A zero foot setback is allowed for single-family homes in this land use designation provided that the minimum distance allowed between structures is maintained.

iv. **Distance Between Buildings**
A minimum distance of ten feet shall be maintained between structures, including structures on adjacent parcels.
b. Cluster Homes

**INTENT:** To reinforce the rural residential character of the established Boronda neighborhoods by employing building setbacks that emphasize pedestrian scale on neighborhood streets.

i. **Front Setback**

Buildings shall be set back from the back of a sidewalk a minimum of 10 feet and a maximum of 20 feet. Sidewalks shall be adjacent to a public or private street or community open space. Porches, second story balconies, awnings, and bay windows may not encroach the minimum 10-foot setback.

Garages shall be set a minimum of 5 feet from the front facade of the home.

ii. **Side and Rear Setback**

The minimum side and rear setback shall be 5 feet.

iii. **Distance Between Buildings**

A minimum distance of 15 feet shall be maintained between structures, including structures on adjacent parcels.
c. Multi-plex Homes
Multi-plex buildings are a residential product type that can be designed to resemble large single-family homes while providing multiple residences under one roof. Multi-plex buildings should be limited to six or fewer dwelling units per building.

INTENT: To reinforce the rural residential character of the established Boronda neighborhoods by employing building setbacks that emphasize pedestrian scale on neighborhood streets.

i. Front Setback
Multi-plex buildings shall be set back a minimum of 10 feet and a maximum of 20 feet from a public or private street or community open space. Porches, second story balconies, awnings, and bay windows may not encroach the minimum 10’ setback.
ii. Side Setback
The minimum side setback for multi-plex homes shall be 5 feet.

iii. Rear Setback
The minimum rear setback for multi-plex homes shall be 10 feet.

iv. Distance Between Buildings
Multi-plex buildings should be set back from each other a minimum distance of 20 feet. These spaces shall be landscaped and shall include walkways to facilitate safe pedestrian passage between buildings, service areas, public sidewalks, open space areas, and parking areas.
d. Townhomes

**INTENT:** To reinforce the rural residential character of the established Boronda neighborhoods by employing building setbacks that emphasize pedestrian scale on neighborhood streets.

i. Front Setback

Townhomes shall be set back a minimum of 10 feet and a maximum of 15 feet from a public or private street or community open space. Porches, second story balconies, awnings, and bay windows may not encroach the minimum 10-foot setback.

ii. Side Setback

Townhomes shall be setback a minimum of 5 feet from the side parcel line.

iii. Rear Setback

Rear setbacks shall be a minimum of 3 feet.
iv. Distance Between Buildings
Townhome buildings should be set back from each other a minimum distance of 20 feet. These spaces shall be landscaped and shall include walkways to facilitate safe pedestrian passage between buildings, service areas, public sidewalks, open space areas, and parking areas.
e. Attached Multifamily units

**INTENT:** To establish building setbacks that emphasize pedestrian scale on neighborhood streets.

i. **Front Setback**
Attached multifamily unit buildings shall be set back a minimum of ten feet and a maximum of 20 feet from a public or private street or community open space. Porches, second story balconies, awnings, and bay windows may not encroach the minimum 10' setback.

ii. **Side Setback**
Attached multifamily unit buildings shall be setback a minimum of 10 feet from side property lines.

iii. **Rear Setback**
Attached multifamily unit buildings shall be setback a minimum of 10 feet from rear property lines.

iv. **Distance Between Buildings**
Buildings in attached multifamily unit developments should be set back from each other a minimum distance of 25 feet. These spaces shall be landscaped and shall include walkways to facilitate safe pedestrian passage between buildings, service areas, public sidewalks, open space areas, and parking areas.
e. Agricultural Setback

**INTENT:** To provide a setback buffer from new residential development and agricultural areas to the west of Boronda Road.

All residential structures within the Residential (7-20 Dwelling Units / Acre) land use designation shall be setback 200 feet from agricultural operations to the west of Boronda Road.

7. **Building Height**

**INTENT:** To maintain the existing scale, character, and rural residential qualities of the existing Boronda neighborhoods.

Table A-4 provides the standards for building heights. Detailed illustrations of the standards for building heights follow Table A-4 in subsections a through e.

**Table A-4: Building Heights and Stories for Residential (7-20 Dwelling Units per Acre)**

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Small Lot Single-Family</th>
<th>Cluster Homes</th>
<th>Multi-plex Homes</th>
<th>Townhomes</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Number of Stories</strong></td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>
a. Small-Lot Single family
Small lot single-family residences shall have a maximum building height of 2 stories and 30 feet.

b. Cluster Homes
The maximum building height shall be 2 stories and 30 feet.

c. Multi-plex Homes
The maximum building height shall be 2 stories and 30 feet.
d. **Townhomes**
The maximum building height shall be 2 stories and 30 feet.

![Townhomes Diagram]

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e. **Attached Multifamily Units**
The maximum building height shall be 3 stories and 45 feet.

![Attached Multifamily Units Diagram]